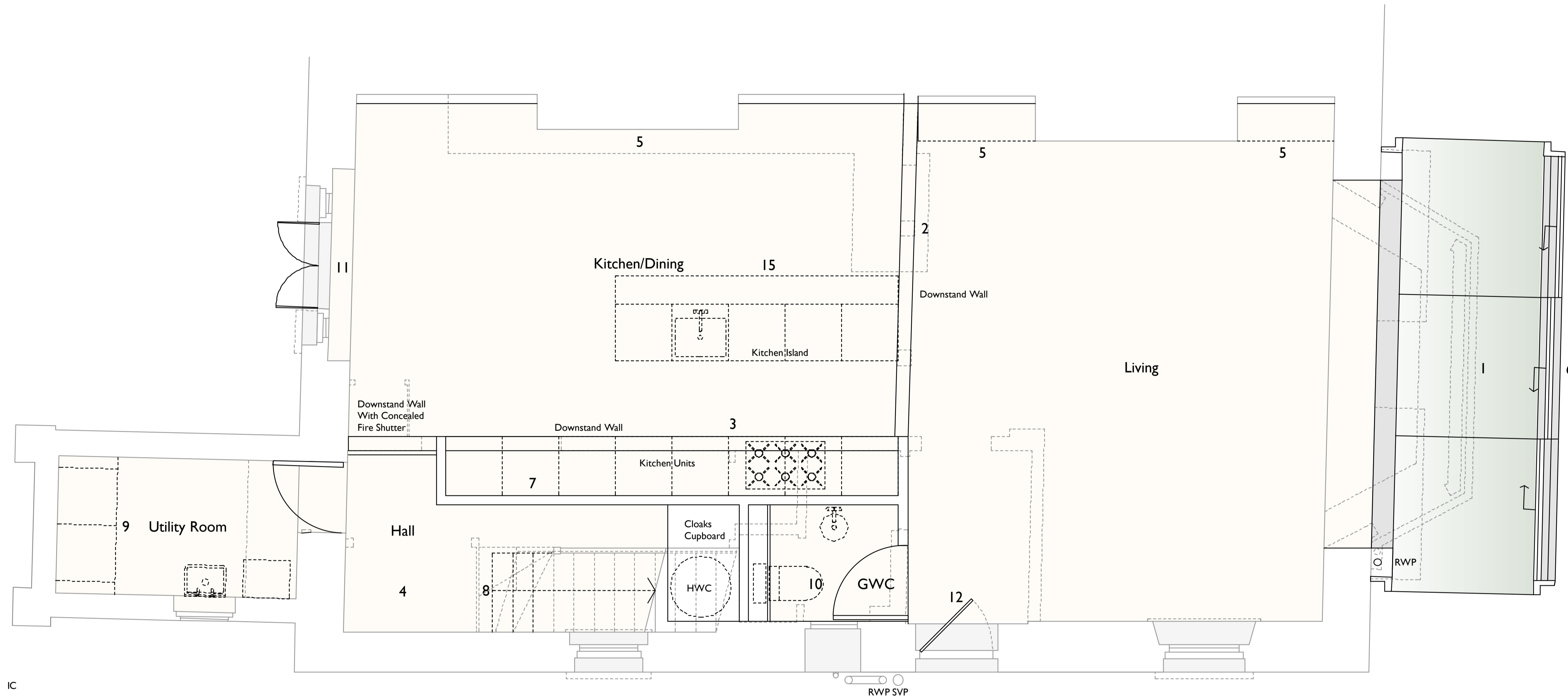


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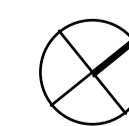
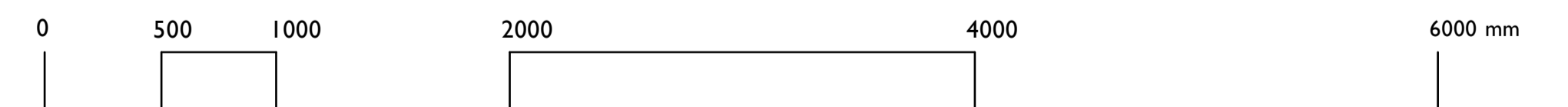
Proposed Works

- 1 Removal of the glazed structure to the rear elevation.
- 2 Removal of the lower portion of the stub walls and steel columns between the front and rear parts of the room with line of wall above head height retained.
- 3 Removal of the lower portion of the wall and doors around the stair and side entrance lobbies with line of wall above head height retained.
- 4 Removal of the enclosed area containing the heating and hotwater system boiler and cylinder.
- 5 Removal of the built-in kitchen units to the front part of the room and built-in joinery units to the rear part of the room.
- 6 Construction of a new frameless glass structure with steelwork support frame with high performance double glazed roof and side panels, triple glazed minimally framed sliding doors and single glazed balustrade panels above.
- 7 Construction of a new wall and lowered area of ceiling parallel to the staircase and balustrade down with a fire rated concealed shutter to the stair hall and pivoted door to the WC.
- 8 Alteration to the lower three tapered stair treads to enable the stair to run straight.
- 9 Re-fitting of the utility room to include a new heating system boiler.
- 10 Re-fitting of the WC to include a new hot water system cylinder.
- 11 Replacement of the painted timber framed glazed external doors to the front elevation with matching painted timber framed double glazed doors.
- 12 Replacement of the existing side door with a new matching painted timber framed double glazed door.
- 13 Replacement of the heating, lighting and electrical items.
- 14 Repairs/making good and redecoration to internal ceiling and wall finishes with the installation of new floor finishes over the existing timber floor boards.
- 15 Installation of new built-in kitchen units, kitchen island and joinery units.

Notes

- Details of existing areas of construction are indicative and are included for information only.
- Fixings, waterproof membranes, vapour barriers, drips, flashings, sealants and other weathering items have been omitted for clarity.
- All levels and dimensions will need to be checked on site prior to construction.

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title	Proposed Lower Ground Floor Reflected Ceiling Plan		
scale	1:50 at A3	project number	A101
date	29.02.12	drawn by	PS
drawing status	Planning	checked by	PS
drawing number	PL 014	revision	A